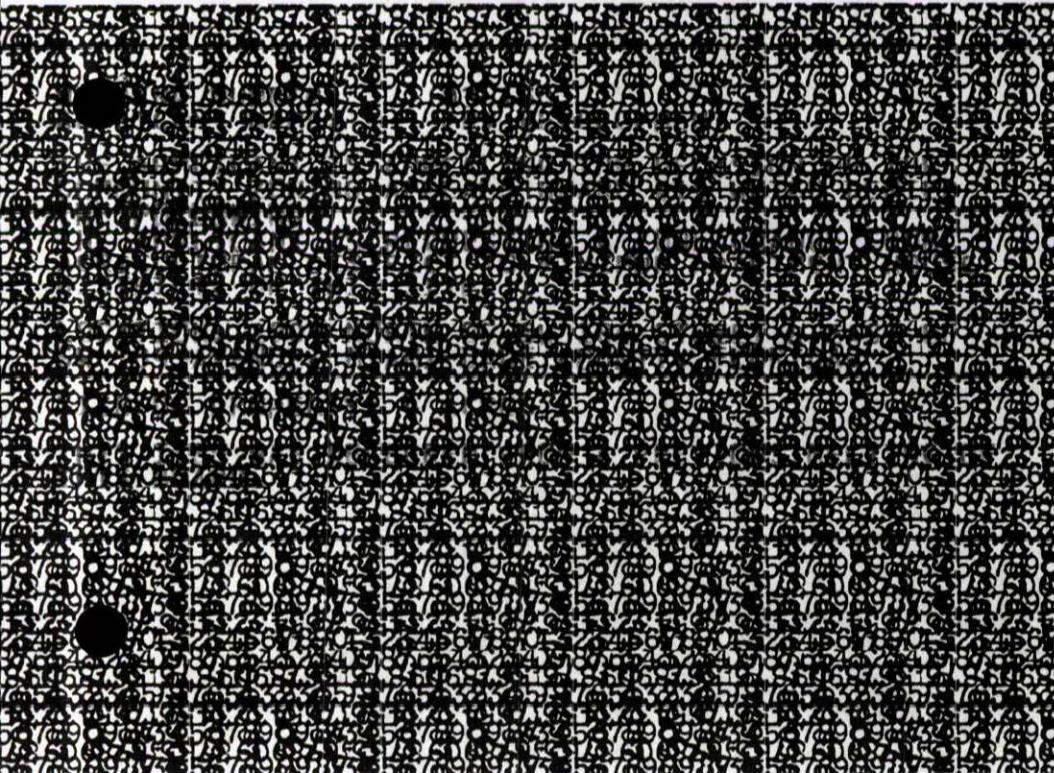


MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

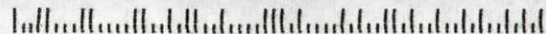
PRESORTED
FIRST CLASS



Z2003000150 BCC 1042
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

BAU15M5

33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 03-150
APPLICANT NAME: FRV DEVELOPMENT

THE APPLICANT IS APPEALING THE DECISION OF THE
COMMUNITY ZONING APPEALS BOARD #14 WHICH DENIED
THE FOLLOWING:
THE APPLICANT IS REQUESTING A ZONE CHANGE FROM
AGRICULTURAL DISTRICT TO MINIMUM APARTMENT HOUSE
DISTRICT, ON THIS SITE.

LOCATION: 290' NORTH OF SW 184 STREET & EAST OF
SW 109 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 4 ACRES

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING OF
THIS BOARD.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: HOWEVER, OBJECTIONS OR
WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO
HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING
SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER
ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING
AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.
FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR
SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR, FOR
THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244
AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD IN THE DADE
MIAMI-DADE COUNTY-STEPHEN P. CLARK C
BOARD OF COUNTY COMMISSIONERS
COUNTY COMMISSION CHAMBERS, 2ND FLOOR
111 NW 1ST. STREET
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION
DATE 05/13/2004
THURSDAY
TIME 9:30 AM

22003000150 BCC 1042
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:
 - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
 - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
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- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

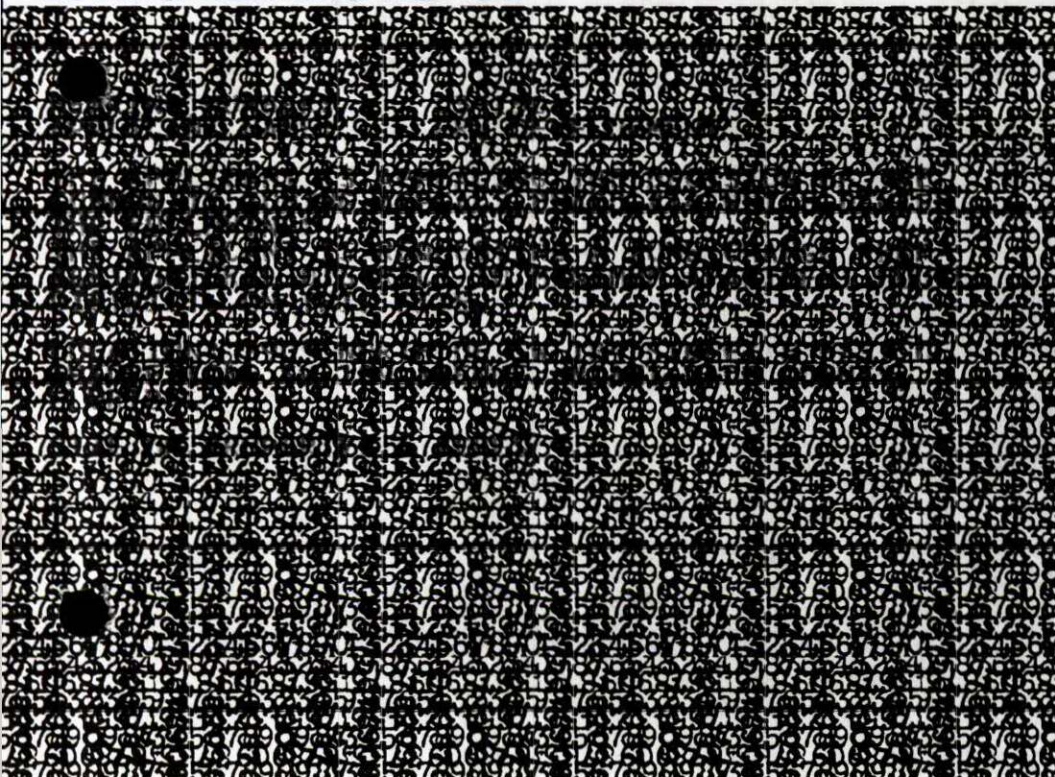
PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

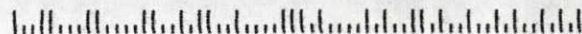
ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



Z2003000150 BCC 1039
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

LG94TMS 33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 03-150
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THE FOLLOWING:
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DISTRICT, ON THIS SITE.

LOCATION: 290° NORTH OF SW 184 STREET & EAST OF
THEORETICAL SW 109 AVENUE, MIAMI-DADE COUNTY,
FLORIDA.

SIZE OF PROPERTY: 4 ACRES

HEARING WILL BE HELD IN THE DADE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CT
BOARD OF COUNTY COMMISSIONERS
COUNTY COMMISSION CHAMBERS, 2ND FLOOR
111 NW 1ST. STREET
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION
DATE 02/05/2004
THURSDAY
TIME 9:30 AM

Z2003000150 BCC 1039
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

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- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

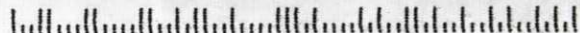
PRESORTED
FIRST CLASS



RECEIVED
AUG 02 2003
1038
DEPARTMENT OF PLANNING AND ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

Z2003000150 C14 1038
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

HGAYTMS 33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 03-150
APPLICANT NAME: FRV DEVELOPMENT

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO MINIMUM APARTMENT HOUSE DISTRICT, ON THIS SITE.

LOCATION: 290° NORTH OF SW 184 STREET & EAST OF THEORETICAL SW 109 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 4 ACRES

THIS ITEM WAS DEFERRED AND RE-ADVERTISED AT THE BOARD REQUEST.

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET ROOM 203
OLD BUILDING
MIAMI-DADE COUNTY, FL

COMMUNITY ZONING APPEALS BOARD
DATE 09/30/2003
TUESDAY
TIME 6:00 PM

Z2003000150 C14 1038
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

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This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

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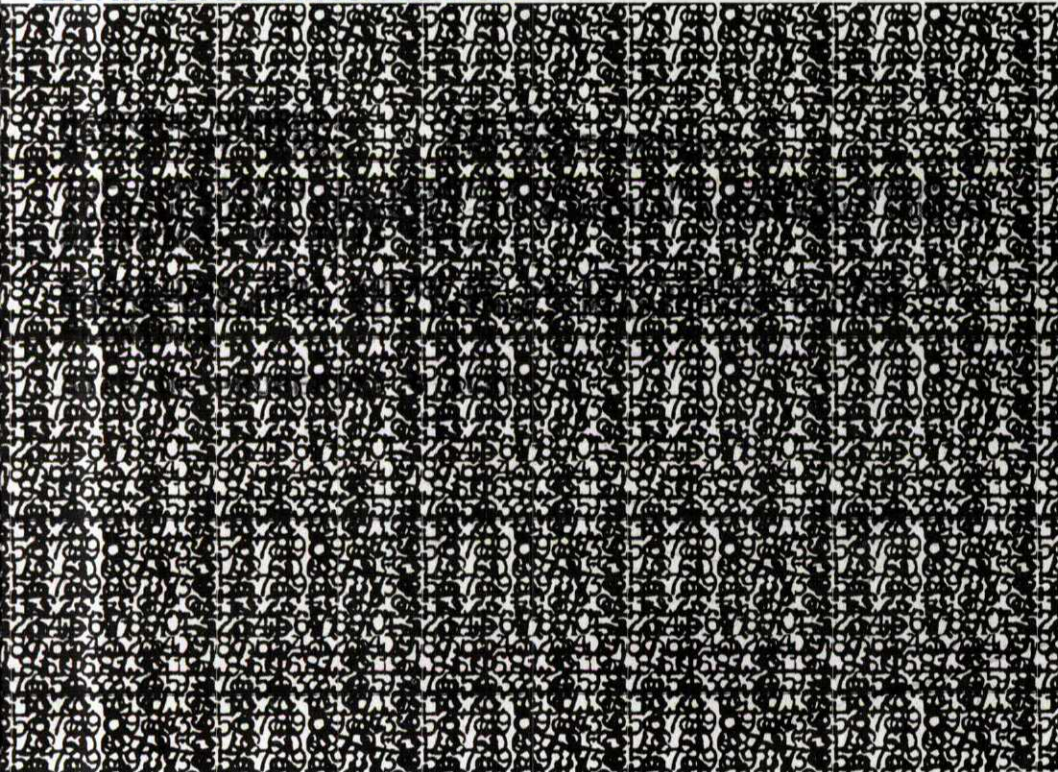
PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

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MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

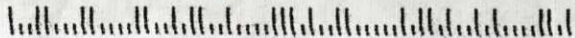
PRESORTED
FIRST CLASS



RECEIVED

Z2003000150 C14 0 2003 1038
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

DSRYTMS 33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 03-150
APPLICANT NAME: FRV DEVELOPMENT

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO MINIMUM APARTMENT HOUSE DISTRICT, ON THIS SITE.

LOCATION: 290th NORTH OF SW 184 STREET & EAST OF THEORETICAL SW 109 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 4 ACRES

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET ROOM 203
OLD BUILDING
MIAMI-DADE COUNTY, FL

COMMUNITY ZONING APPEALS BOARD 1
DATE: 07/29/2003
TUESDAY
TIME 6:00 PM

22000000150 C1
MIAMI-DADE COUNTY 1038
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

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This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this letter. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
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MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



Z2003000150 C14 1037
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

06047M5 33128
33128-1974



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 03-150
APPLICANT NAME: FRV DEVELOPMENT

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM
AGRICULTURAL DISTRICT TO MINIMUM APARTMENT HOUSE
DISTRICT.

LOCATION: 290' NORTH OF S.W. 184 STREET & EAST OF
S.W. 109 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 4 ACRES

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WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO
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AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.
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AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET ROOM 203
OLD BUILDING
MIAMI-DADE COUNTY, FL

THIS IS A PRELIMINARY
NOTICE ONLY. PRIOR TO
THE HEARING, MORE
SPECIFIC INFORMATION
WILL BE SENT TO YOU.

Z2003000150 C14 1037
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.
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02 1A
0004314933 JUN 03 20
\$ 00.00
MAILED FROM ZIP CODE 333

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- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

THE FOLLOWING HEARING WAS DEFERRED FROM 3/18/04 TO THIS DATE:

HEARING NO. 03-7-CZ14-3 (03-150)

31-55-40
BCC
Comm. Dist. 9

APPLICANT: FRV DEVELOPMENT

FRV DEVELOPMENT is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:

AU to RU-3M

SUBJECT PROPERTY: The west ½ of the west ½ of the SE ¼ of the SE ¼, less the south 290' and less the north 534.189' and less the west 25' of Section 31, Township 55 South, Range 40 East.

LOCATION: 290' north of S.W. 184 Street & east of S.W. 109 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4 Acres

AU (Agricultural – Residential)

RU-3M (Minimum Apartment House 12.9 units/acre)

HEARING NO. 03-7-CZ14-3 (03-150)

31-55-40
BCC
Comm. Dist. 9

APPLICANT: FRV DEVELOPMENT

FRV DEVELOPMENT is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied without prejudice the following:

AU to RU-3M

SUBJECT PROPERTY: The west ½ of the west ½ of the SE ¼ of the SE ¼, less the south 290' and less the north 534.189' and less the west 25' of Section 31, Township 55 South, Range 40 East.

LOCATION: 290' north of S.W. 184 Street & east of theoretical S.W. 109 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4 Acres

AU (Agricultural – Residential)
RU-3M (Minimum Apartment House 12.9 units/acre)

✓

THE FOLLOWING HEARING WAS DEFERRED FROM 7/29/03 TO THIS DATE:

HEARING NO. 03-7-CZ14-3 (03-150)

31-55-40
Council Area 14
Comm. Dist. 9

APPLICANT: FRV DEVELOPMENT

AU to RU-3M

SUBJECT PROPERTY: The west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the south 290' and less the north 534.189' and less the west 25' of Section 31, Township 55 South, Range 40 East.

LOCATION: 290' north of S.W. 184 Street & east of theoretical S.W. 109 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4 Acres

AU (Agricultural – Residential)

RU-3M (Minimum Apartment House 12.9 units/acre)

HEARING NO. 03-7-CZ14-3 (03-150)

31-55-40
Council Area 14
Comm. Dist. 9

APPLICANT: FRV DEVELOPMENT

AU to RU-3M

SUBJECT PROPERTY: The west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the south 290' and less the north 534.189' and less the west 25' of Section 31, Township 55 South, Range 40 East.

LOCATION: 290' north of S.W. 184 Street & east of theoretical S.W. 109 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4 Acres

AU (Agricultural – Residential)

RU-3M (Minimum Apartment House 12.9 units/acre)

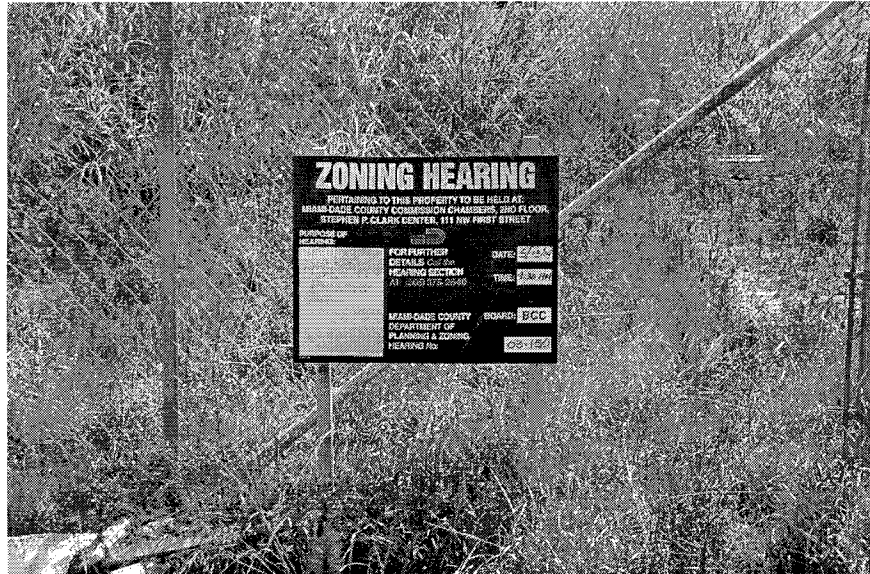




**Miami-Dade County
Department of Planning and Zoning**



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000150

BOARD: BCC

LOCATION OF SIGN: 290' NORTH OF S.W. 184 STREET & EAST OF S.W. 109 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 21-APR-04

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

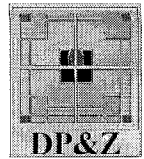
SIGNATURE:

PRINT NAME:

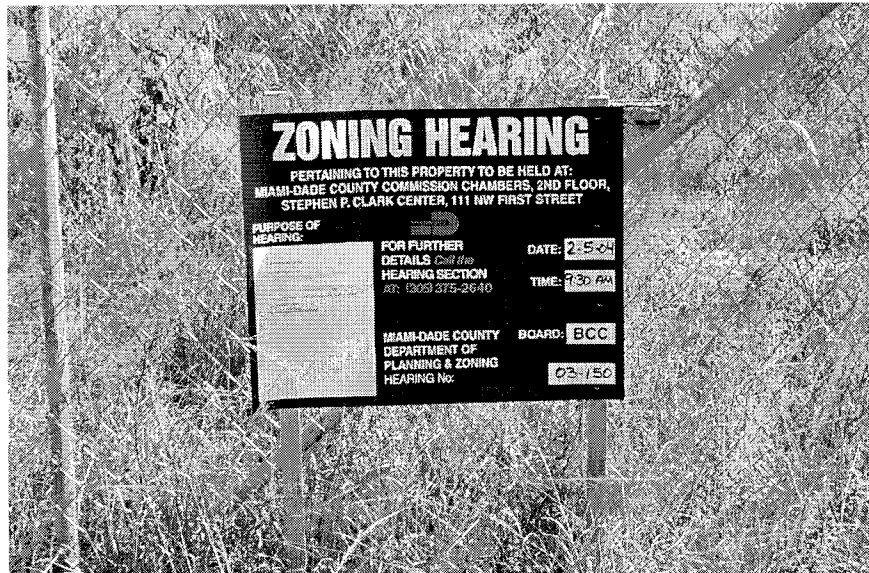
FELIX ACOSTA



**Miami-Dade County
Department of Planning and Zoning**



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000150

BOARD: BCC

LOCATION OF SIGN: 290' NORTH OF S.W. 184 STREET & EAST OF S.W. 109 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 13-JAN-04

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

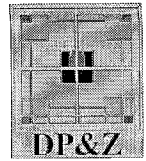
SIGNATURE:

FELIX ACOSTA

PRINT NAME:



Miami-Dade County
Department of Planning and Zoning



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000150

BOARD: C14

LOCATION OF SIGN: 290' NORTH OF S.W. 184 STREET & EAST OF S.W. 109 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 10-SEP-03

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

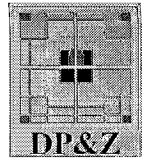
SIGNATURE:

CLEVELAND THOMPSON

PRINT NAME:



**Miami-Dade County
Department of Planning and Zoning**



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000150

BOARD: C14

LOCATION OF SIGN: 290' NORTH OF S.W. 184 STREET & EAST OF S.W. 109 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 08-JUL-03

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

Juan L. Rodriguez

SIGNATURE: _____

JUAN RODRIGUEZ

PRINT NAME: _____

Bcc

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-150 Bcc HEARING DATE 5/13/04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
☒ 1/4 mile
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: April 09, 2004

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 04/9/2004

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 04/9/04

~~3/10/03~~ 2/5/03 BCC

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-150 HEARING DATE 2-5-04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 2/2/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 01-2-04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: Audie J. Shaper

Date: JAN 02 2004

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-150 HEARING DATE 9/30/03

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]
Date: August 27, 2003

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: Juan S. Rodriguez
Date: 8/29/2003

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]
Date: 8/29/03

C-14

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No: 03-150 HEARING DATE 7/29/03

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]
Date: June 26, 2003

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]
Date: 6/27/2003

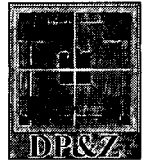
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]
Date: 6/27/03



Miami-Dade County
Department of Planning and Zoning

0-14



AFFIDAVIT FOR MAILING OR PRELIMINARY NOTICES

Re: HEARING No. Z2003000150

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Alfredo Fernandez-Cueto

Date:

05/14/03

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Denise Lee

Date:

06/02/03


I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

06/02/03

TO BE RETAINED IN HEARING FILE



ZONING HEARING

BOARD OF COUNTY COMMISSIONERS
THURSDAY, MAY 13, 2004 1:30 p.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **FRY DEVELOPMENT (03-150)**

Location: 290' north of SW 184 Street & east of SW 109 Avenue, Miami-Dade County, Florida (4 Acres).

The applicant is appealing the decision of the Community Zoning Appeals Board #14 which denied the following: The applicant is requesting a zone change from agricultural district to minimum apartment house district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

CORAL GABLES

City to celebrate diversity with

BY EUNICE SIGLER
 esigler@herald.com

Coral Gables' Merrick Festival, a celebration of the city's ties to cultures around the world, will take place this weekend at Merrick Park, across from City Hall at 405 Biltmore Way.

Now in its ninth year, the festival hosts chefs, musicians and performers — both local talent and artists from the Gables' six sister cities — and aims to put a first-class cultural affair on the streets of Coral Gables.

"It was a city envisioned by a dreamer who, back in 1926, said, 'This is the global city of the future.' And here we are, the most multinational city in the county," said Sally Baumgartner, the event's executive director.

Coral Gables is home to 21 consulates and trade offices and wants to strengthen ties

with the and its exchange

The G Aix-en-P Italy; Gr. Guatemal; and

The Gables f Merrick reception for visitors on Sunday will consist of plays, live musicals

At 6 p.m. val end musician Aix-en-perform "rehearsal" ing mus the past gartner

ETHAN ALL Clearance Sale

11825 south dixie highway
 305.235.7200

HUGE Inventory
Floor Samples, Overstock, Discounted
Quantities limited - come early

Selected Collections Also on
Now through Sunday, April 18

6 months

Applies to any purchase (deposit and delivery balances) made between 4/16/04 and 4/25/04 on the Ethan All. assessed on the promotional purchase amount if you pay this amount in full by the payment due date as shown on the promotional form. If promotional payments are not made by the due date, finance charges will be assessed on the balance.

Public Notices & Hearings

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 20 day of April 2004.
4/20

04-3-40/451172M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

ZONING HEARING

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on Thursday, the 13th day of May, 2004 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 03-7-CZ14-3 (03-150)

APPLICANT: FRV DEVELOPMENT

FRV DEVELOPMENT is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:

AU to RU-3M

SUBJECT PROPERTY: The west 1/4 of the west 1/4 of the SE 1/4 of the SE 1/4, less the south 290' and less the north 534.189' and less the west 25' of Section 31, Township 55 South, Range 40 East.

LOCATION: 290' north of S.W. 184 Street & east of S.W. 109 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-2-CZ5-1 (03-123)

APPLICANT: JOSE MILTON TRUST

JOSE MILTON TRUST is appealing the decision of Community Zoning Appeals Board #5 which denied the following:

(1) BU-1A to RU-4

REQUEST #1 ON THE SOUTHERN TRACT

(2) UNUSUAL USE for entrance features - to wit: gated entrances, guardhouses and a decorative fountain.

(3) Applicant is requesting to permit 29 street trees (49 required), 189 lot trees (541 required) and 4,823 shrubs (5,900 required).

REQUESTS #2 & #3 ON THE NORTHERN AND SOUTHERN TRACTS

(4) MODIFICATION of Condition #3 of Resolution Z-190-71, passed and adopted by the Board of County Commissioners and last modified by Resolution 4-ZAB-88-85, passed and adopted by The Zoning Appeals Board, reading as follows:

FROM: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Apartments Conversion for Country Club Towers', as prepared by Salvador M. Cruzant, Architect, dated 12-20-84, and consisting of 3 pages."

TO: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Country Club Towers Second Phase II', as prepared by Salvador M. Cruzant, consisting of 12 sheets - Sheets A1.1 & A1.2 dated last revised 01/08/04, A1.3 through A5.2 dated last revised 1/8/04 and landscape plans entitled 'Phase II Country Club Towers Apartment Complex', as prepared by EGS2 Corp., consisting of 5 sheets, dated signed and sealed 1/8/04."

The purpose of this request is to permit the applicant to submit revised site plans for expansion of a residential apartment development onto additional property to the south.

(5) DELETION of three (3) agreements as recorded in Official Records Book 7397, Pages 597 through 603, Official Records Book 7397, Pages 604 through 609 and Official Records Book 7397, Pages 620 through 625.

The purpose of this request is to allow the applicant to release the aforementioned agreements from the subject property which tied the residential parcel to a site plan.

REQUESTS #4 & #5 ON THE NORTHERN TRACT

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) OR §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of requests #4 & #5 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: NORTHERN TRACT: Tract "A", COUNTRY CLUB TOWERS, Plat book 117, Page 2. AND: SOUTHERN TRACT: Tract "A", COUNTRY CLUB OF MIAMI VILLAGE CENTER, Plat book 99, Page 61.

LOCATION: The Southeast corner of N.W. 186 Street, & N.W. 68 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-5-CC-1 (03-254)

APPLICANT: EVANGEL TEMPLE, INC.

(1) SPECIAL EXCEPTION to permit the expansion of a religious facility onto additional property to the east and south.

(2) MODIFICATION of Condition #3 of Resolution 4-ZAB-197-70 and as last modified by Resolution 4-ZAB-219-81, passed and adopted by Zoning Appeals Board, reading as follows:

FROM: "3. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled 'Proposed Addition for Evangel Temple', as prepared by Lawrence F. Brill, Inc., Consulting Engineers, consisting of 4 pages and dated received by the Zoning Hearing Section, Dade County Building & Zoning Department on April 7, 1981."

TO: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan Evangel Temple Assembly of God', as prepared by Ramos Martinez, dated 7/21/03 and consisting of 8 sheets."

The purpose of the above request is to allow the applicant to expand the religious facility use onto additional property to the east and south, to include an administrative office building and meeting rooms.

(3) Applicant is requesting to permit parking & a driveway within 25' of the official right-of-way (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tracts 449 through 452 and Tracts 479 through 482, BISCAYNE GARDENS, SECTION "B", Plat book 40, Page 49.

LOCATION: Lying east of N.W. 6 Avenue & between N.W. 157 Street and N.W. 159 Street, Miami-Dade County, Florida.

HEARING NO. 04-5-CC-2 (03-279)

APPLICANT: MISSION CRISTIANA MARANATHA, INC.

(1) Applicant is requesting to permit a religious facility with a lot area of 2.21 gross acres (2.5 gross acres required).

(2) Applicant is requesting to permit 77 parking spaces (122 spaces required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mission Cristiana Maranatha," as prepared by Jorge L. Villa, Architect, dated 8/3/03 and consisting of 2 sheets.

SUBJECT PROPERTY: The south 260' of the west 370' of Tract 22, FLORIDA FRUITLAND COMPANY, Plat book 2, Page 17.

LOCATION: 5201-09 N.W. 74 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 20 day of April 2004.

4/20

04-3-41/451173M

MIAMI-DADE COUNTY, FLORIDA

ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 14 will hold a Public Hearing on the following items on Tuesday, the 11th day of May, 2004 at 6:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - ROOM 203 (Old Building), 10710 SW 211 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformation of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 04-5-CZ14-1 (03-327)

APPLICANT: T-MOBILE

SPECIAL EXCEPTION to permit a wireless supported service facility.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(18) (Alternative Site Development Option for Telecommunications Facilities) or under §33-311(A)(3) (Special Exception).

Plans are on file and may be examined in the Zoning Department entitled "MD1180.F Quail Roost," as prepared by W. T. Communication Design Group L. L. C., consisting of 3 pages and dated revised 2/3/04 and "Landscape Plan," as prepared by Ludovici & Orange, dated 3/26/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: EXHIBIT "A": The south 1/4 of Block 15 and all of Blocks 16, 17, 18 & 19, NEW SOUTH MIAMI HEIGHTS, according to the Dade County Resolution No. 7778, Plat book 46, Page 83 and according to the plat of ADDITION "H", SOUTH MIAMI HEIGHTS, Plat book 23, Page 73, and a portion of each of S.W. 188th Street, S.W. 188th Terrace and S.W. 190th Terrace, according to Dade County Resolution Nos. 8438 and 8759, being more particularly described as follows:

Commence at a point on the W/ly line of Section 6, Township 56 South, Range 40 East, said point being 1,443.29' south of the Northwest corner of said Section 6; thence run S89°57'29"E 35' to the Northwest corner of the south 1/4 of said Block 15, said corner being the Point of beginning of the parcel of land hereinafter described; thence run S89°57'29"E 818.47' along the N/ly line of the south 1/4 of said Block 15 to the Northeast corner of the south 1/4 of said Block 15; thence run S0°22'23"W 140.74' along the E/ly line of said Block 15 and its S/ly extension to the Point of intersection with the NW/ly extension of the NE/ly line of said Block 17; thence run S38°55'15"E 183.25' along the NW/ly extension of the NE/ly line of said Block 17 and along the NE/ly line of said Block 17 to the Point of curvature of a curve to the right having a radius of 25'; thence run



ZONING HEARING

BOARD OF COUNTY COMMISSIONERS
THURSDAY, FEBRUARY 5, 2004 - 9:30 a.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **FRV DEVELOPMENT (03-150)**

Location: 290' north of SW 184 Street & east of theoretical SW 109 Avenue, Miami-Dade County, Florida - (4 Acres).

The applicant is appealing the decision of the Community Zoning Appeals Board #14 which denied the following:

The applicant is requesting a zone change from agricultural district to minimum apartment house district, on this site.

Multiple members of individual community councils may be present. All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

MIAMI-DADE COUNTY, FLORIDA

ZONING HEARING

LEGAL NOTICE

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on Thursday, the 5th day of February, 2004 at 9:30 a.m. in the County Commission Chambers; 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 03-10-CZ8-1 (03-173)

APPLICANT: WILFREDO RODRIGUEZ

WILFREDO RODRIGUEZ is appealing the decision of Community Zoning Appeals Board #8, which denied the following:

- (1) BU-2 & RU-2 to BU-3
- (2) Applicant is requesting to permit car sales on with 0.62 acre (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: Lots 18 through 24, 29 & 30, in Block 23, WEST LITTLE RIVER, Plat book 14, Page 75; AND: Tract 23 of REVISED PLAT OF WEST LITTLE RIVER, Plat book 34, Page 19.

LOCATION: 2391 N.W. 79 Street, Miami-Dade County, Florida.

HEARING NO. 03-7-CZ14-3 (03-150)

APPLICANT: FRV DEVELOPMENT

FRV DEVELOPMENT is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied without prejudice the following:

AU to RU-3M

SUBJECT PROPERTY: The west ½ of the west ½ of the SE ¼ of the SE ¼, less the south 290' and less the north 534.189' and less the west 25' of Section 31, Township 55 South, Range 40 East.

LOCATION: 290' north of S.W. 184 Street & east of theoretical S.W. 109 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-2-CC-1 (02-75)

APPLICANT: GARDEN OF LIGHT ACADEMY, INC.

- (1) UNUSUAL USE to permit a day care center.
- (2) Applicant is requesting to permit parking areas within 25' of a right-of-way (N.E. 149 Street & N.E. 11 Court).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Garden of Light Academy, Inc. for Mrs. & Pastor Pierre Rubens," as prepared by Charles C. Mitchell, P. E., consisting of 4 sheets and dated 2/27/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 150' of the south 220' of the west ½ of the east ½ of the NE ¼ of the NW ¼ of the NW ¼, less the west 10' for a road in Section 20, Township 52 South, Range 42 East.

LOCATION: 1171 N.E. 149 Street, Miami-Dade County, Florida.

HEARING NO. 04-2-CC-2 (02-135)

APPLICANT: PALMS CONVALESCENT CARE, INC.

- (1) UNUSUAL USE to permit the expansion of an existing non-conforming use; to wit: a 25-bed expansion to a nursing home.
- (2) Applicant is requesting to permit a lot coverage of 48% (40% maximum allowed).
- (3) Applicant is requesting to permit a landscape buffer varying from 2' to 5' greenbelt (7' buffer required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(16) (Alternative Site Development Option for BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Plaza North Nursing and Rehabilitation Center," as prepared by Russell Mackenzie and Associates, P. A., dated received 5/15/02 and consisting of 13 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 201 and 202, of ARCH CREEK ESTATES, Plat book 46, Page 73.

LOCATION: 14601 N.E. 16 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 13 day of January 2004.



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 14
TUESDAY, SEPTEMBER 30, 2003 - 6:00 p.m.
SOUTH DADE GOVERNMENT CENTER
ROOM 203 (OLD BUILDING)
10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **AVOCADO ACRE HOMES DEVELOPMENT CORP. (02-302)**

Location: Lying on the southeast corner of SW 272 Street and SW 157 Avenue, Miami-Dade County, Florida (34.57 Gross Acres)

The applicant is requesting a zone change from agricultural district to single-family one acre estate district, on this site.

2. **GERARDO DIAZ (02-114)**

Location: 16520 SW 296 Street, Miami-Dade County, Florida
(2.57 Gross Acres)

The applicant is requesting a zone change from single-family residential district to four unit apartment house district, on this site. The purpose of this request is to allow the use of a religious facility on the property.

3. **FRV DEVELOPMENT (03-150)**

Location: 290' north of SW 184 Street & east of theoretical SW 109 Avenue, Miami-Dade County, Florida (4 Acres)

The applicant is requesting a zone change from agricultural district to minimum apartment house district, on this site.

4. **ROBERT CARTER, TRUSTEE, AND DAMAAJ INTERNATIONAL, INC. (02-303)**

Location: The southwest corner of SW 164 Avenue and SW 288 Street (Biscayne Drive), Miami-Dade County, Florida
(13.1 Acres more or less)

The applicants are requesting a zone change from agricultural district to single-family modified estate district, on this site.

5. **SAINZ ELECTRONICS (03-137)**

Location: West side of SW 187 Avenue (Redland Road) and lying south of theoretical SW 291 Street, Miami-Dade County, Florida
(4.75 Acres)

The applicant is requesting approvals to permit single-family residences setbacks to be less than required from property lines, and to permit lots with less lot frontage than required on this site. Also requesting approvals to permit lots on a curvilinear street to have less frontage at the building setback line than required, and a modification of a previously approved resolution to allow the applicant to submit a revised site plan to show a reconfiguration of lots.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

Public Notices & Hearings

Notice is hereby given that the following described property was seized on February 19, 2003, in Miami, Florida, for violation of Customs laws, 19USC1595a(a), 18USC545, 21USC881/852: 03-5201-000222/mf - one (1) 1996 Mercedes Benz E320 (VIN #WDBJF55FZTJ011091) Any person who is entitled to possession to

said property, or claiming an interest in said property listed above must appear at the Bureau of Customs and Border Protection, Miami Service Port, 6601 N.W. 25th Street, Miami, Florida, and file a cash Customs bond form in the amount of \$1,790 within twenty (20) days from the date of the first publication. All interested persons

should file claims and answers within the time so fixed, or be defaulted and said property be forfeited to the United States of America and disposed of according to law. Mark F. Edwards Fines, Penalties & Forfeitures Officer 9/3-9-16 03-4-39/391434M

Notice is hereby given that the following described property was seized in Miami, Florida: Item Date Violation Case number Bond amt. One (1) Gambling Roulette Table Assembly, 04/17/03 19USC-1595a(c) 15USC1171/1172 03-5206-000598 \$400.00 Approx. 264 cartons of tax exempt Cigarettes. 07/28/03 19USC1595a(c) 26USC-

5731/5754 03-5206-103399 \$792.00 Any person who is entitled to possession to said property, or claiming an interest in said property listed above must appear at the U.S. Customs Service District Office, 6601 N.W. 25th Street, Miami, Florida, and file a cash Customs bond form in the amount indicated above within twenty (20) days from the date of this first

publication. All interested persons should file claims and answers within the time so fixed, or be defaulted and said property be forfeited to the United States of America and disposed of according to law. Mark F. Edwards Fines, Penalties and Forfeitures Officer 9/9-16-23 03-4-12/393078M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 14 will hold a Public Hearing on the following items on Tuesday, the 30th day of September, 2003 at 6:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - Room 203 (Old Building), 10710 SW 211 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformulations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO. 03-2-CZ14-1 (02-302)

APPLICANT: AVOCADO ACRE HOMES DEVELOPMENT CORPORATION
AU to EU-1

SUBJECT PROPERTY: The NW ¼ of the SW ¼; less the east ¼ of the NE ¼ of the NW ¼ of the SW ¼; less the east 200' of the west 477.3' of the north ½ of the NW ¼ of the SW ¼; less the SW ¼ of the NW ¼ of the SW ¼; and less the west 7' of the SE ¼ of the SW ¼ of the NW ¼ of the SW ¼ in Section 33, Township 56 South, Range 39 East.

LOCATION: Lying on the Southeast corner of S.W. 272 Street and S.W. 157 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-7-CZ14-1 (02-114)

APPLICANT: GERARDO DIAZ
RU-1 to RU-3

The purpose of the request is to allow the use of a religious facility on the property.

SUBJECT PROPERTY: The north 235' of Lot 3, less the east 25' of W. A. KING'S SUBDIVISION, Plat book 1, Page 153 and the south 132' of the north 367' of Lot 3, less the east 25' of W. A. KING'S SUBDIVISION, Plat book 1, Page 153.

LOCATION: 16520 S.W. 296 Street, Miami-Dade County, Florida.

HEARING NO. 03-7-CZ14-3 (03-150)

APPLICANT: FRV DEVELOPMENT
AU to RU-3M

SUBJECT PROPERTY: The west ½ of the west ½ of the SE ¼ of the SE ¼, less the south 290' and less the north 534.189' and less the west 25' of Section 31, Township 55 South, Range 40 East.

LOCATION: 290' north of S.W. 184 Street & east of theoretical S.W. 109 Avenue, Miami-Dade County, Florida.

ZONING HEARING

HEARING NO. 03-4-CZ14-1 (02-303)

APPLICANT: ROBERT CARTER, TRUSTEE and DAMAAJ INTERNATIONAL, INC.
AU to EU-M

SUBJECT PROPERTY: That part of the NW ¼ of the NW ¼ of the SW ¼, less the north 35' and the west 35' thereof, in Section 5, Township 57 South, Range 39 East, lying north and NEly of C-103, canal Right-of-Way; AND: The NE ¼ of the NW ¼ of the SW ¼, less the north 35' and the east 35' thereof, in Section 5, Township 57 South, Range 39 East.

LOCATION: Lying on the Southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida.

HEARING NO. 03-9-CZ14-1 (03-137)

APPLICANT: SAINZ ELECTRONICS

(1) Applicant is requesting approval to permit 9 single family residences setback 25' from the front (north & south) property lines. (The underlying zoning district regulation requires 35').

(2) Applicant is requesting approval to permit one lot with a frontage of a minimum of 103.68' (The underlying zoning district regulation requires a minimum of 125')

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

(3) MODIFICATION of Condition #2 of Resolution Z-3-94, passed and adopted by the Board of County Commissioners reading as follows:

FROM "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Site Plan,' as prepared by Gables Partnership, dated stamped received 11-3-99."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan-Reglands Colonial Estates,' as prepared by Karl F. Kuhn and dated revised 7-17-03"

The purpose of the request is to allow the applicant to submit a revised site plan to show a reconfiguration of lots.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the SE¼ of the NE¼ of the SE¼ of Section 2, Township 57 South, Range 38 East, being more particularly described as follows:

The east ½ of: Begin at a point 1,386' north of the Southeast corner of Section 2, Township 57 South, Range 38 East; thence north 330'; thence west 1,320'; thence south 330'; thence east 1,320' to the Point of beginning, less the following: Begin above the Point of beginning; thence north 75'; thence west 152'; thence south 75'; thence east 152' to the Point of beginning, less the east 35' for right-of-way.

LOCATION: The west side of S.W. 187 Avenue (Redland Road) and lying south of theoretical S.W. 291 Street (Avocado Drive), Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 09 day of September 2003.

9/9

03-3-07/393072M

THREE EASY LESSONS IN HOW NOT TO GET KICKED OUT OF THE COURTROOM.

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ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 14
TUESDAY, JULY 29, 2003 - 6:00 p.m.
SOUTH DADE GOVERNMENT CENTER
ROOM 203 (OLD BUILDING)
10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. GERARDO DIAZ (02-114)

Location: 16520 SW 296 Street, Miami-Dade County, Florida
(2.57 Gross Acres)

The applicant is requesting a zone change from single-family residential district to four unit apartment house district, on this site.

2. OSCAR & MARIA VILLEGAS (03-78)

Location: The southeast corner of SW 192 Avenue & SW 316 Street, Miami-Dade County, Florida (10 Acres)

The applicants are requesting a zone change from single-family modified estate district to single-family residential district, on this site.

3. FRV DEVELOPMENT (03-150)

Location: 290' north of SW 184 Street & east of theoretical SW 109 Avenue, Miami-Dade County, Florida
(4 Acres)

The applicant is requesting a zone change from agricultural district to minimum apartment house district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter consid

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s, all for the best interest of the overall

However, the courts have ruled that it is
rting, about zoning applications.

be deferred to the next available zoning

led for you at no charge. To arrange for
e at (305) 375-1244 at least two weeks in

MIAMI-DADE COUNTY DEPARTMENT OF
Florida. Protest & Waivers of Protest
date, giving the number of the hearing. If
Please refer to the hearing number when

employment and does not discriminate on
emate format, a sign language interpreter
ys in advance.

west ½, of the west ½, of the NW ¼ of
Range 39 East.
imately 300' south of theoretical S.W. 10

west ½, of the west ½, of the NW ¼ of
Range 39 East.
imately 500' south of theoretical S.W. 10

on to setback 17.25' from the rear (south)

back 3' from the rear (south) property line
The underlying zoning district regulations
ified, approval of such requests may be
ion) or under §33-311(A)(4)(c) (Alternative

titled "Proposed Addition to the Residence
and consisting of 1 sheet. Plans may be

OTH ADDITION, Plat book 82, Page 5.

idence with a lot coverage of 41%. (The

dence setback 12'8" and 15' from the rear
s require 25' from the rear property line).
ified, approval of such requests may be
ion) or under §33-311(A)(4)(c) (Alternative

nt entitled "Addition to the Residence of
3/20/03 and consisting of 6 pages. Plans

VESTBROOK, Plat book 87, Page 29.

setback 5' from the interior side (west)
quires 7.5').

a single family residence setback 16.92'
g district regulation requires 25').
e of 68' and a lot area of 7,303.2 sq. ft.
d 7,500 sq. ft.).

ified, approval of such requests may be
ion) or under §33-311(A)(4)(c) (Alternative

Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 8 day of July 2003.

7/8

03-3-04/377815M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 14 will hold a Public Hearing on the following items on **Tuesday, the 29TH day of July, 2003 at 6:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - Room 203 (Old Building), 10710 SW 211 Street, Miami, Florida**. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board **RESERVES THE RIGHT** to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed **IN WRITING** at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO. 03-7-CZ14-1 (02-114)

APPLICANT: GERARDO DIAZ

RU-1 to RU-3

SUBJECT PROPERTY: The north 235' of Lot 3, less the east 25' of W. A. KING'S SUBDIVISION, Plat book 1, Page 53 and the south 132' of the north 367' of Lot 3, less the east 25' of W. A. KING'S SUBDIVISION, Plat book 1, Page 53.

LOCATION: 16520 S.W. 296 Street, Miami-Dade County, Florida.

HEARING NO. 03-7-CZ14-2 (03-78)

APPLICANTS: OSCAR & MARIA VILLEGAS

EU-M to RU-1

SUBJECT PROPERTY: The NW ¼ of the SW ¼ of the NE ¼, less the west 35' and less the north 25' in Section 14, Township 57 South, Range 38 East.

LOCATION: The Southeast corner of S.W. 192 Avenue & S.W. 316 Street, Miami-Dade County, Florida.

HEARING NO. 03-7-CZ14-3 (03-150)

APPLICANT: FRV DEVELOPMENT

AU to RU-3M

SUBJECT PROPERTY: The west ½ of the west ½ of the SE ¼ of the SE ¼, less the south 290' and less the north 534.189' and less the west 25' of Section 31, Township 55 South, Range 40 East.

LOCATION: 290' north of S.W. 184 Street & east of theoretical S.W. 109 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.